



HighlandRange

JANE BROOK

Design Guidelines

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1. INTRODUCTION

1.1. DESIGN VISION

The design vision for Highland Range is to create a community that responds to the unique character and natural assets of the Jane Brook locality.

Highland Range aspires to create a diversity of contemporary homes that will be well suited to the character of the site. The homes will also respond to the local climate and develop an identifiable building character and sense of place through the careful use of materials and colours that complement the natural landscape.

To achieve this desired “Design Vision”, DevelopmentWA has employed an Estate Architect who will assist and review plans in accordance with these Design Guidelines prior to statutory approval being sought from the City of Swan.

2. PURPOSE, OBJECTIVES AND PLANNING CONTEXT

2.1. PURPOSE

These Design Guidelines apply to all lots at Highland Range, Jane Brook. The intent of the Design Guidelines is to set a high standard of housing design and a consistent character within the estate through the use of mandatory requirements.

2.2. OBJECTIVES

Specifically, this document promotes the following objectives for Highland Range:

- Livability and amenity
- Safety and surveillance
- Visual interest and design quality

Compliance with the mandatory requirements of the Design Guidelines aims to deliver a pleasant, cohesive and safe living environment for existing and future residents to enjoy.

2.3 PLANNING CONTEXT

The Guidelines shall be read in conjunction with, however not limited to, all relevant statutory planning documents, referred to below:

- Residential Design Codes (R-Codes)
- City of Swan's Local Planning Scheme
- Council policies
- Building Code of Australia
- These Design Guidelines apply to all ‘R20’ residential blocks within Highland Range at Jane Brook



3. DEVELOPER APPROVAL FOR YOUR HOME

3.1. APPROVAL PROCESS

It is a requirement of your Contract of Sale that you seek approval of your house plans by the project's Estate Architect for Developer Approval prior to lodging an application to the City of Swan for statutory approval. Drawings are to be submitted to:

Munira Mackay
Mackay Urban Design
mmmackay@ozemail.com.au
0403 432 793 (work hours)

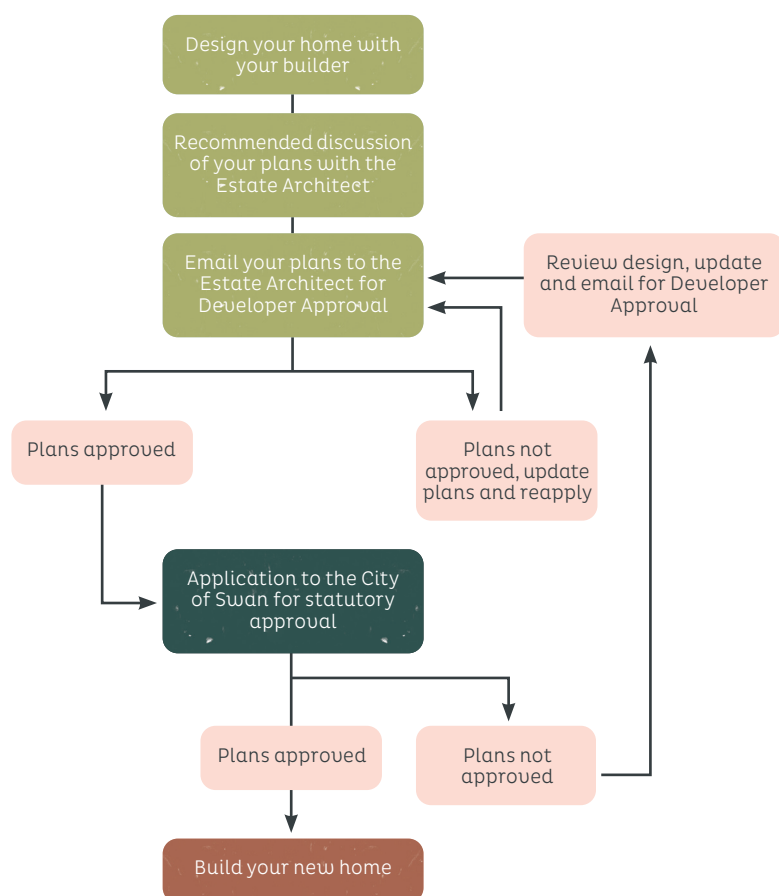
To explain the stages, a Developer Approval process diagram is provided below.

Should the Estate Architect consider that the plans do not substantially achieve any one of the mandatory design requirements, the plans will be returned with a request to amend the plans or provide additional justification for the variation.

Once the Estate Architect;

1. Has deemed the plans achieve all the mandatory design requirements (as per the checklist at Appendix A) or
2. Is satisfied with the justification for the variation,

the plans then will be stamped and approved by DevelopmentWA and returned to you, so that you can then lodge a copy with any application to the City of Swan as part of the statutory approval process.



Please note:

The Highland Range Estate Architect's approval of plans does not imply or guarantee a subsequent statutory approval by the City of Swan. The Estate Architect on behalf of DevelopmentWA may consider an application that varies from the specific requirements of the Design Guidelines if, in the opinion of the Estate Architect, the proposed design supports the vision and objectives for development and there is justification provided for the variation based on architectural merit.

There is no fee for the assessment of the building design for Developer Approval by the Estate Architect. A charge of \$250 will be incurred if the lot owner, after having plans assessed, changes to a new designer or builder for the same lot and the assessment process has to re-commence.

If you would like to better understand the requirements of the Design Guidelines or discuss any initial ideas or the plans, DevelopmentWA offers each purchaser and their designer or builder one free one-hour meeting with the Estate Architect.

LANDSCAPING FENCING REBATE

In order to be eligible for your Landscaping and Fencing Rebate, plans must be submitted, and dwelling construction completed within 36 months of land settlement. Please refer to your Contract of Sale for terms and conditions regarding the Landscaping and Fencing Rebate.



3.2. *DOCUMENTATION*

To help us assess your building design, the following documents are to be emailed to the Highland Range Estate Architect Munira Mackay at mmmackay@ozemail.com.au in a PDF format:

- Site plan – including any existing and proposed site features (e.g. existing/ proposed trees; landscape and topography, solar orientation, prevailing winds, any views/vistas)
- All floor plans – including structures, a schedule of areas and lot boundary setbacks
- All elevations
- External colour and material selections
- Any proposed boundary fence details for your building at Appendix B.

4. *YOUR ENVIRONMENT*

4.1. *LOCATION*

Highland Range is located within the suburb of Jane Brook. It is approximately 25km east of the Perth CBD in the City of Swan. The estate is nestled in the foothills of the already well-established Jane Brook community and is on the doorstep of the Swan Valley wine region.

The estate is surrounded by nature and is your chance to create a peaceful, private and picturesque sanctuary of your very own. It's a new estate for those wanting to escape the pull of the city, without leaving it behind.

4.2. *SITE HERITAGE*

Jane Brook is the name of a watercourse and the valley which traverses through the Darling Scarp. It was also utilised for the Eastern Railway and is subsequently a central part of the John Forrest National Park.

4.3. *TOPOGRAPHY*

The topography of the local area forms part of the foot-hills with the land sloping gently along the western face of the Darling Range Escarpment with John Forrest National Park to the east. Located to the north of the estate is the reserve for the proposed Future Perth to Adelaide Highway.

Highland Range, has been designed to be a new and vibrant community which captures the sense of its natural surrounds and retain, where possible, the views of the city, the hills and coastal plain.

4.4 *CLIMATE*

Highland Range at Jane Brook, is considered to be part of the Swan Coastal Plain and therefore is classified as having a Mediterranean climate of hot, dry summers and mild wet winters.

Summer and winter temperatures can exceed the human comfort range, therefore, a climate responsive house design is required to avoid loss of comfort, whilst also minimising the running costs of cooling and heating.

The winds follow the typical west coast trend of morning easterlies and afternoon westerly breezes that blow in from the ocean and replace the hot air trapped above the Perth metropolitan area and the Darling Ranges.

In summer this wind pattern is more pronounced. Strong afternoon southwesterly breezes, typically 20-30km/h, buffet the coastal region and these breezes, therefore should enter the home through openings to cool interiors during the day and release hot air at night.

5. YOUR HOME

5.1 SITE COVERAGE

To give you greater flexibility for your home design, the standard provision of the Residential Design Codes (R Codes) has been increased to 60% site coverage. This variation has been adopted under the Local Development Plans (LDP) for Highland Range (see developmentwa.com.au/highlandrange).

5.2 SETBACKS

Unless specifically stated in these design guidelines you construct your home and any ancillary buildings within your block boundary in accordance with the Residential Design Codes (R Codes) and City of Swan Local Planning Scheme requirements.

The front setback area of the R20 R Codes has been varied to an average of 5m to the primary street by the Local Development Plans (LDP) for Highland Range. This has been done to allow greater flexibility to build your home and to maximise your private open space.

5.3 DESIRED CHARACTER

The design of Highland Range captures the sense of place of the natural surrounds and responds to the local environment. The requirements of section 5.4 External Colours and Materials, shall strengthen the character of the estate.

Objective: To contribute to Highland Range's sense of place with an attractive dwelling and opportunities for passive surveillance by occupants to enhance the safety of streets and parks.

Mandatory Requirements:

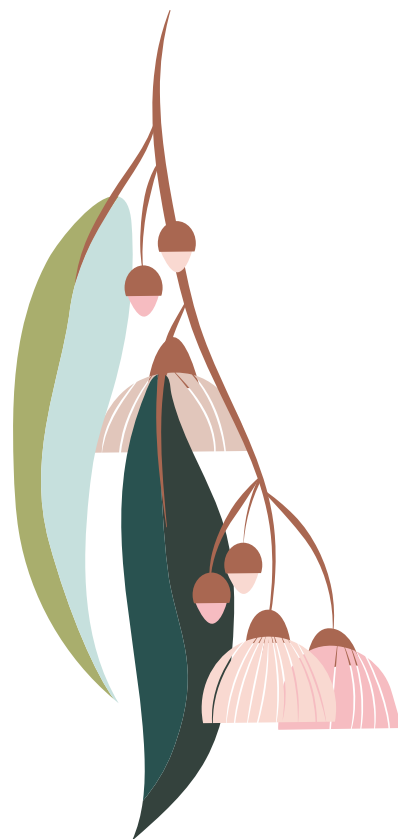
Primary Street Front Elevation Design (Applicable to all lots)

The elevation must be articulated through the use of different wall planes. A variety of materials and colours and architectural features, such as a veranda or portico, shall contribute to the visual quality of the street.

- A well defined front door shall be visible from the street.
- The garage setback shall be at least 1m behind the front dwelling wall or an open structure such as a veranda or open sided portico.
- For articulation, the front elevation shall include at least one substantial projecting element that is at least 0.5m forward of the dwelling wall, such as a portico, veranda or a feature or blade wall.
- At least two different wall materials of two different colours shall be included on the primary elevation (this requirement excludes windows, doors and the garage elements). For example, the combination may be painted render and a feature stone or brick and feature weatherboard cladding.
- No security shutters or security blinds over windows shall be permitted.
- No obscure glazing to windows or windows to toilets and bathrooms shall be permitted.

Secondary Street Side Elevation (Applicable only to corner lots)

- The publicly visible secondary elevation at ground level before any solid side fence shall include at least one major opening to a habitable room that has an outlook to the street.
- At least two different wall materials of two different colours shall be included on the publicly visible secondary elevation (this requirement excludes windows, doors and the garage elements). For example, the combination may be painted render and a feature stone or brick and feature weatherboard cladding.
- No security shutters or security blinds over windows shall be permitted.
- No obscure glazing to windows or windows to toilets and bathrooms shall be permitted.





Recommendation:

- For a house on a corner lot, a wraparound feature such as a veranda, bay window, balcony or similar architectural element should help to articulate the dwelling at its visible corner.
- A column, such as one supporting a portico or veranda roof, should be square.

5.4 EXTERNAL COLOURS AND MATERIALS

The materials and colours of a dwelling provide individual character and add to the sense of place of an area.

Objective: The materials and colours shall reflect the rural environment in and around Highland Range.

Mandatory Requirements:

- To ensure variety and interest, at least two different wall materials shall be used on walls facing a street (refer 5.3 Desired character).
- The colour of wall materials shall comply with the Colour palette (provided at Appendix B) or similar to the satisfaction of the Estate Architect.

Recommendation:

- Rendered masonry with a bagged or painted finish
- Stone cladding
- Lightweight cladding (such as weatherboard or metal)
- Clear finished, stained or painted timber sheets or board

Note: Should you prefer alternative finishing materials, the Estate Architect will consider these on their merits.

5.5 ROOF

The roof is an important architectural element for the overall composition and expression of a building. The shape and form of the roof and its associated elements shall respond to the environment and the local context of the building.

Objective: To contribute to the overall appearance of the home in its rural context and to provide climate protection.

Mandatory Requirements:

Roof Colour

- The colour of the roof shall not be black, blue, brown or red. Any exceptions to this requirement must be with the agreement of the Estate Architect.
- Near black colours such as Colorbond Monument, Ironstone and Night Sky are not permitted.

Roof form

- No domes, turrets or spires shall be permitted.

Eaves

- A minimum of 450mm eaves shall be provided to all elevations.

Recommendations:

Eaves

- A minimum 600mm eaves must be provided on wall facing North with openings to living areas.

Roof material

- The roof colour's solar absorptance rating to be no more than 0.65
- Roofs should complement the house external colour scheme

Roof form

- A traditional hip and gable roof pitch may be a minimum of 24°
- The Estate Architect will consider a skillion roof on its merit

5.6 OUTDOOR AREAS

Your dwelling should include a variety of outdoor living spaces such as an alfresco or a useable balcony or verandah.

Objective: To ensure a house includes a well-designed and functional outdoor living area by considering the occupants' needs and local climate.

Mandatory Requirement:

- Any proposed balcony or veranda facing the street shall be a minimum depth 1.5m and a minimum total area of 4.5m².

Recommendations:

- The outdoor living area should be located to receive northern sun for natural warmth in winter.
- The main indoor living room should be connected to the outdoor living area.
- A balcony or veranda should be a usable space with a connection to views, interest in a park or articulating the street elevation.

5.7 GARAGE

The garage is an essential element to be integrated carefully into the overall dwelling design.

Objective: To ensure that the garage contributes positively to the overall character of the design of the dwelling and the streetscape.

Mandatory Requirements:

- To ensure the garage does not dominate the frontage, the garage shall be setback at a minimum 1m behind the front of the house, including any open structure such as a porch or veranda.
- The garage door width shall be a maximum 6m.
- The garage shall be fully enclosed (an open carport is not permitted)
- The garage opening shall include a flush-fit pelmet. A pressed metal cover plate over the garage door is not permitted.
- A gate adjacent to the garage may be included for parking additional vehicles, such as a trailer or caravan. The gate shall be located 1 m behind the front building line and the design approved by the Estate Architect.
- Other trailer, caravan or boat storage areas shall be screened from public view.

5.8 UTILITIES AND SERVICES

Utilities and services are essential items for everyday living, but if visible may not contribute to an appealing environment, however with careful design an attractive streetscape can be created.

Objective: To ensure that utilities and services items are concealed or positioned in a non-intrusive way.

Mandatory Requirements:

- All pipes, wired services, clothes drying area, hot water storage tank and such items shall not be seen from the public realm.
- Meter boxes shall not be located directly on the front of the home. Boxes shall be





located in the least visually obtrusive location being away from public view and is to be colour matched with the wall.

- Roof and wall mounted air conditioning units shall be located in the least visually obtrusive location from public view and are to be in colours complementary to the roof colour.
- A rain water tank if required shall be located behind the front of the building and shall not exceed the roof eaves height.
- Closed coupled systems (where the water storage tank is also roof mounted) shall be located away from public view. Solar collector panels as part of a split solar hot water system or solar energy system may be visible from the public realm.
- Waste bin/s shall be stored and concealed from public view on the lot.

Recommendation:

- TV antennae, satellite dishes and radio masts should not (where practicable) be seen from the primary or secondary streets. These items must be located where they are in the least visually obtrusive location, away from neighbouring properties, streets or parks (for example located at the rear of the roof away from the neighbouring properties outdoor living areas).

6. YOUR GARDEN

6.1 LANDSCAPE

Residential gardens within public view make a significant contribution to the look and feel of the area. As such the front gardens must contribute positively to the streetscape and amenity of Highland Range. DevelopmentWA will provide purchasers, subject to terms and conditions, the opportunity to have their front landscaping designed and installed free of cost. As such the guidelines for “Landscaping” included here are relevant for subsequent landscaping and additions to the front and verge of your property and equally can be used as a basis for your rear landscaping design and installation.

Objective:

- To create a locally significant natural environment that fits in with the bushland setting of the estate.
- To ensure planting is climate appropriate, water-wise, robust and low maintenance.

Mandatory Requirements:

- Synthetic lawn is not permitted in front gardens, along verges and/or areas visible from the street.

Recommendation:

- All areas visible from streets should be completely landscaped and maintained to a suitable and presentable standard (including all turf, soft landscaping, driveways, and pathways)
- Exposed areas of paving and walling should be minimised to avoid heat absorption.
- A minimum of 80% plant coverage in your front garden (non-turf areas) with low water demand species – in this way you won't need to irrigate the vast majority of your front yard.
- Given the proximity of your block to the John Forrest National Park and Jane Brook waterway, DevelopmentWA encourages weed control, reducing the use of fertilisers and minimising the use of introduced plant species

6.2 SHED OR OTHER FREE-STANDING STRUCTURE

A shed may be necessary to store equipment to maintain outdoor living areas. If so, structures shall be integrated carefully into the overall design.

Objective: To ensure that the shed contributes positively to the overall character of the design of the dwelling and the streetscape.

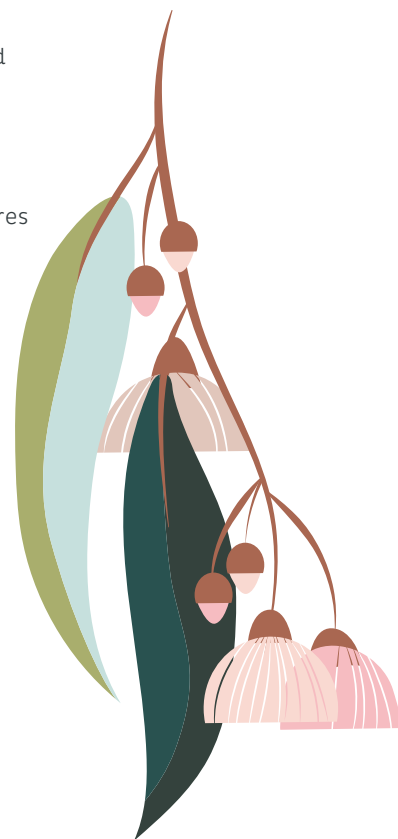
Mandatory Requirements:

For structures less than 9sqm in area

- The structure shall be substantially hidden (more than 50%) from public view.
- The structure shall not be constructed from zincalume or any other significantly reflective material.
- The structure's wall shall not project more than 300mm above the height of any surrounding boundary fence.

For structures more than 9sqm in area

- The structure shall match the dwelling's quality of construction and style of design, including materials and colours.





6.3 DRIVEWAYS

Recommendations:

- Pavers are to be of a natural rural colour
- Driveways must complement the external colour scheme
- Natural crushed stone pavers are permitted
- Coloured concrete in natural rural colours are also permitted

6.4 FENCES

Fences on the lot boundaries provide security, safety and privacy, and their design and location also can allow breeze flow and passive surveillance of the public realm.

Objective: To achieve a high-quality fence design that achieves a balance of building occupants' and public realm requirements.

Front fence:

Mandatory requirements:

- Any front fence provided by the developer shall not to be modified without permission.
- Front fences may be permitted, at the developers absolute discretion, where the developer has not provided it. Front fencing must be consistent with the front fencing provided by the developer in the estate.

Side and rear fencing

Mandatory requirements:

- Side and rear fences provided by the developer shall not to be modified without permission.
- Side fences must be 1.8 metres high and setback 1 metre behind the building line.
- Side fences located in front gardens between lots are only permitted where the developer has provided front fencing and must be a maximum of 1.2 metres.
- All fences must be Colorbond Woodland Grey.

Corner lot fencing

Mandatory requirements:

- Any fences provided by the developer shall not to be modified without permission.
- Corner lot fences located on the secondary street must be 1.8 metres in height and set back 3 metres from the truncation.
- All fences must be Colorbond Woodland Grey.

APPENDIX A

HIGHLAND RANGE DESIGN GUIDELINES CHECK LIST

SECTION	MANDATORY REQUIREMENTS
5.0 YOUR HOME	
5.1 SITE COVERAGE	
60% site coverage to be achieved.	
5.2 SETBACKS	
Front setback to be a minimum 5m to the primary street.	
5.3 DESIRED CHARACTER	
Primary street front elevation design	
A well-defined front door shall be visible from the street.	
The garage setback shall be at least 1m behind the front dwelling wall or an open structure such as a veranda or open sided portico.	
For articulation, the front elevation shall include at least one substantial projecting element that is at least 0.5m forward of the dwelling wall, such as a portico, veranda or a feature or blade wall.	
At least two different wall materials of two different colours shall be included on the primary elevation (this requirement excludes windows, doors and the garage elements). For example, the combination may be painted render and a feature stone or brick and feature weatherboard cladding.	
No security shutters or security blinds over windows shall be permitted.	
No obscure windows or windows to toilets and bathrooms shall be permitted.	
Secondary street side elevation design (corner lot)	
At least 3m of the side elevation shall be visible and address the street.	
No publicly visible wall over 6m in length without any opening or articulation shall be permitted.	
At ground level, at least one habitable room shall face the secondary street with at least one window with a minimum size of 1m ² .	
5.4 EXTERNAL COLOURS AND MATERIALS	
To ensure variety and interest, at least two different wall materials of two different colours shall be used on walls facing a street (refer 5.2 External Colours and Materials).	
The colour of wall materials shall comply with Colour palette or similar to the satisfaction of the Estate Architect (Appendix B).	
5.5 ROOF	
Roof Colour	
The colour of the roof shall not be black, blue, brown or red. Any exceptions to this requirement must be with the agreement of the Estate Architect.	
Roof form	
No domes, turrets or spires shall be permitted.	
Eaves	
A minimum of 450mm eaves shall be provided to all other elevations.	
5.6 OUTDOOR AREAS	
A balcony or veranda facing the street shall be minimum depth 1.5m and a minimum area of 4.5m ² in total area.	
5.7 GARAGE	
To ensure the garage does not dominate the frontage, the garage shall be setback minimum 1m behind the front of the house, including any open structure such as a porch or veranda.	
The garage door width shall be maximum 6m.	
The garage shall be fully enclosed (an open carport is not permitted)	

The garage opening shall include a flush-fit pelmet. A pressed metal cover plate over the garage door is not permitted.	
A gate adjacent to the garage may be included for parking additional vehicles, such as a trailer or caravan. The gate shall be located 1 m behind the front building line and the design approved by the Estate Architect.	
Other trailer, caravan or boat storage areas shall be screened from public view.	
5.8 UTILITIES AND SERVICES	
All pipes, wired services, clothes drying area, hot water storage tank and such items shall not be seen from the public realm.	
Meter boxes shall not be located directly on the frontage. Boxes shall be located in the least visually obtrusive location away from public view and colour matched with the wall.	
Roof and wall mounted air conditioning unit shall be located in the least visually obtrusive location from public view and in colours complementary to the roof colour.	
A rain water tank if required shall be located behind the front of the building and shall not exceed the roof eaves height.	
Closed coupled systems (where the water storage tank is also roof mounted) shall be located away from public view. Solar collector panels as part of a split solar hot water system or solar energy system may be visible from the public realm.	
Waste bin/s shall be stored and concealed from public view on the lot.	
6.0 YOUR GARDEN	
6.1 LANDSCAPE	
Synthetic lawn is not permitted in front gardens, along verges and/or areas visible from the street.	
6.2 SHED OR OTHER FREE-STANDING STRUCTURE	
For structures less than 9sqm in area	
The structure shall be substantially hidden (more than 50%) from public view.	
The structure shall not be constructed from zincalume or any other significantly reflective material.	
The structure's wall shall not project maximum 300mm above the height of any surrounding boundary fence.	
For structures more than 9sqm in area	
The structure shall match the dwelling's quality of construction and style of design, including materials and colours.	
6.3 DRIVEWAYS	
6.4 FENCES	
Front fence	
Any front fence provided by the developer shall not to be modified without permission.	
Front fences are not allowed other than fences provided by the developer.	
Side and rear fencing	
Side and rear fences provided by the developer shall not to be modified without permission.	
Side fences must be 1.8 metres high and set back 1 metre behind the building line.	
Side fences located in front gardens between lots must be 1.2 high.	
Side fences located in front garden between lots are only permitted where the developer has provided front fencing and be a maximum 1.2 metres high.	
The fence must be Colourbond Woodland Grey.	
Corner lot fencing	
Any fences provided by the developer shall not to be modified without permission.	
Corner lot fences on the secondary street must be 1.8 high and set back 3 metres from the truncation.	
The fence must be Colourbond Woodland Grey.	

APPENDIX B – EXTERNAL WALL COLOURS

The Highland Range colour palette has been selected from the Haymes Paint Exterior range. Purchasers can use their own choice of paint supplier, however it is strongly recommended the colour is matched as per the below colour palette. The Estate Architect will review the colour of your home in accordance with the below colour palette.



Dark Admiralty Grey



Eureka



Resonate



Smoky Silhouette



Balance



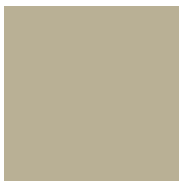
Overcast



Golden Delicious



Morocco Sand



Mistletoe



Stoneware



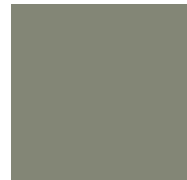
Light Stone



Pale Stone



Night Moves



Rockslide



Gunpowder Grey



Grey Lake



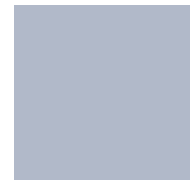
Taupe Grey



Imagine



Ocean Wave



Lustre Blue



Sorcerer



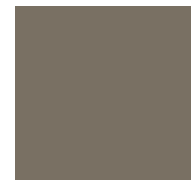
Light Admiralty Grey



Soft Ash



Light Grey



All Taupe



Retreat



Buckeroo Brown



Granite Grey



Oak Buff 1



Moon and Stars



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